107.0	0006	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	859,800	/	859,800
USE VALUE:	859,800	/	859,800
ASSESSED:	859,800	/	859,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN ALICIA & SHAWN
Owner 2:	
Owner 3:	
Street 1:	11 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTINI BARRY -
Owner 2:	SANTINI MARK -
Street 1:	11 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,520 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 3130 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10520.000	344,400	500	514,900	859,800
Total Card	0.242	344,400	500	514,900	859,800
Total Parcel	0.242	344,400	500	514,900	859,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.70 | /Parcel: 274.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68651
GIS Ref	
GIS Ref	
Insp Date	09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,200	500	10,520.	514,900	859,600	859,600	Year End Roll	12/18/2019
2019	101	FV	272,500	500	10,520.	514,900	787,900	787,900	Year End Roll	1/3/2019
2018	101	FV	272,500	600	10,520.	441,400	714,500	714,500	Year End Roll	12/20/2017
2017	101	FV	272,500	600	10,520.	411,900	685,000	685,000	Year End Roll	1/3/2017
2016	101	FV	272,500	600	10,520.	353,100	626,200	626,200	Year End	1/4/2016
2015	101	FV	271,300	600	10,520.	316,300	588,200	588,200	Year End Roll	12/11/2014
2014	101	FV	271,300	600	10,520.	292,800	564,700	564,700	Year End Roll	12/16/2013
2013	101	FV	271,300	600	10,520.	279,200	551,100	551,100		12/13/2012

!8444!

PRINT

Date	Time
12/10/20	23:01:10

LAST REV

Date	Time
10/03/18	13:28:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8444

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTINI BARRY,	1488-131		4/29/2016		780,000	No	No		
SANTINI MARAT E	1331-67		12/27/2006	Family	1	No	No		
SANTINI MARAT	1201-104		3/1/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	68651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	345	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10520		Sq. Ft.	Site		0	70.	0.70	4									514,920						514,900	

Total AC/HA:	0.24151	Total SF/SM:	10520	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	514,920	Spl Credit		Total:	514,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25206423
Const Adj.:	1.02764988
Adj $ / SQ:	122.235
Other Features:	110098
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423153
Depreciation:	78707
Depreciated Total:	344447

COMMENTS

643-2375 PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

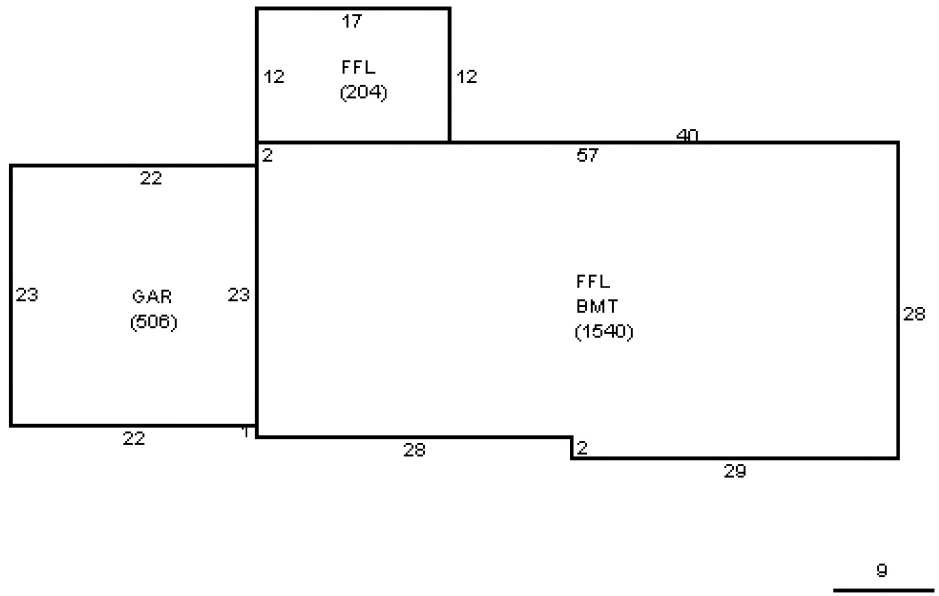
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	122.23
Special Features:	0	Val/Su Net:	90.87
Final Total:	344400	Val/Su SzAd	197.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,744	122.230	213,178
BMT	Basement	1,540	58.120	89,509
GAR	Garage	506	20.490	10,369

Net Sketched Area:	3,790	Total:	313,056
Size Ad	1744	Gross Are	3790	FinArea	3130
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X17	A	AV	1960	4.26	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500